

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**June 21, 2007**



**RZ 07-30: 3200 Clarks Lane**

**CASE DESCRIPTION:** a request to change the zoning classification from Mixed Use Residential District (MU-1) to Industrial District (I)

**LOCATION:** 6.552 acres of land wrapping around the east corner of Tabor Road and Clarks Lane in Bryan, Brazos County, Texas.

**LEGAL DESCRIPTION:** parts of Blocks 1 and 2 in the Lone Oak Acres Subdivision

**EXISTING LAND USE:** vacant acreage and home site

**APPLICANT(S):** George L. McDonald

**STAFF CONTACT:** Randy Haynes, Staff Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** Industrial zoning on all land encompassed within this request.



## **BACKGROUND:**

The applicant is requesting to rezone 6.552 acres of land to Industrial District. The request was made to accommodate a proposed light industrial development at this location. The proposed development plans to store equipment outdoors. The Industrial zoning district is the only standard zoning classification in Bryan that allows outdoor storage of merchandise, material or equipment in unlimited quantity.

## **ANALYSIS:**

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

**Lone Oaks Acres Subdivision was platted fifty years ago. Over 150 lots were arranged along Clarks Lane and six streets branching off Clarks Lane in what appears to have been intended to be a residential subdivision. However, only about three of these six platted streets were ever constructed. Today, around 40 dwelling units exist in this subdivision. About 20 of these are located about 1,000 feet southeast from the subject property. The remaining homes are scattered throughout the subdivision which is characterized by mostly vacant land and heavy commercial/light industrial uses.**

**The MU-1 zoning district is a special and unique zoning district, which, as the Zoning Ordinance explains, “is appropriate to smaller lots in relatively few areas of the city. The district is intended as a temporary district classification to aid in transition of certain areas of the city to a permanent zoning district classification in the future.” The Industrial zoning district is intended primarily for the conduct of manufacturing, assembly and fabrication as well as warehousing, wholesaling and service operations which may depend upon frequent customer or client visits. Such uses require accessibility to major roadways for the distribution of goods. Bryan Comprehensive Plan recommends that industrial uses be located “along arterial thoroughfares, in proximity to freeways, rail lines and/or areas with access to airports or other transportation outlets.”**

**Staff generally encourages infill development in older vacant areas of Bryan. This property may have been intended for residential development more than 50 years ago. However, few residential uses have developed east of State Highway 6 south of Tabor Road in the last five decades. Instead, heavy commercial and industrial uses occupy large tracts of land in the vicinity. Therefore, staff contends that Industrial zoning is generally appropriate in the particular environment in which the subject property is located. The subject property has access to Tabor Road, an arterial street, and Clarks Lane, a collector Street, both capable of accommodating traffic generally associated with industrial development.**

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

**Clarks Lane is a 1¼-mile long collector street that extends between State Highway 21 and Tabor Road. The subject property is located on Tabor Road, an arterial street, and within ¼-mile of State Highway 6. All adjacent streets are capable of accommodating traffic loads**

**typically associated with industrial development. Ample water and sewer service exists in the area.**

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

**Comprising three percent of the total of land uses in Bryan, land zoned for industrial use is limited. Bryan's Comprehensive Plan projects a 25% increase in the need for industrial use property over the next 18 years. Lack of supply is the only factor making other land zoned industrial unavailable for development.**

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

**Staff observes, that given the health of the energy industry, both regionally and worldwide, interest in land for industrial use is presently high in this vicinity and elsewhere in the City.**

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

**If the proposed zoning change were approved, staff believes there to be few if any effects on other areas designated for similar developments.**

6. Any other factors affecting health, safety, morals, or general welfare.

**Staff does not believe this proposed change of use would adversely affect health, safety, morals, or general welfare.**

#### **RECOMMENDATION:**

Staff recommends **approving** Industrial zoning on all land encompassed within this request. Staff believes that Industrial zoning may also be appropriate on adjacent tracts with frontage on Tabor Road and land at the intersection of Tabor Road and Clarks Lane.